

TRANSFER  
TAX  
PAID

Doc # 2004006089  
Book 7851 Page 0309

WARRANTY DEED

41-80-1  
# 51381

KNOW ALL MEN BY THESE PRESENTS, that OCSAP, LTD., a Maine corporation with a place of business at 71 Railroad Avenue, Dexter, Maine 04930, for consideration paid, grants to **David M. Palmer, Jr. and Kelly R. Palmer**, as joint tenants, both of 25 Rebecca Drive, Sidney, Maine 04330, with **WARRANTY COVENANTS**, a certain lot or parcel of land located in **Waterville**, County of Kennebec and State of Maine, more particularly described as follows, to wit:

A certain lot or parcel of land situated on the easterly side of Washington Street, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod found at the intersection of the easterly right of way line of Washington Street and the southerly right of way line of Jefferson Street, an undeveloped right of way and the same shown on the survey entitled "Greenwood Park", Waterville, ME, dated June 16, 1938 and recorded in the Kennebec County Registry of Deeds (hereafter "the Kennebec Registry") Plan Book 12, Pages 50 and 51; thence N 72° 19' 12" E along the southerly right of way line of Jefferson Street one hundred ninety-eight and sixty hundredths (198.60) feet to a granite monument found at the northwesterly corner of the land conveyed to R.M.T. Realty Corp. by deed dated May 6, 1999 and recorded in the Kennebec Registry, Book 5941, Page 96; thence S 17° 17' 26" E along a westerly line of the land owned by said Corporation three hundred seventy and ninety hundredths (370.90) feet to an iron rod set for a corner; thence S 73° 06' 25" W along a northerly line of the land owned by said Corporation ninety-three and nineteen hundredths (93.19) feet to an iron rod found at a corner; thence S 80° 36' 52" W along the northerly line of land retained by the Grantor herein one hundred five and sixty-nine hundredths (105.69) feet to an iron rod found in the easterly right of way line of Washington Street; thence N 17° 24' 21" W along the easterly right of way line of Washington Street three hundred fifty-four and thirty-seven hundredths (354.37) feet to the iron rod found at the point of beginning.

The above described parcel is all of Lots 64, 65, 66, 67, 68 and 69 and a portion of Lot 70 on the plan of Greenwood Park, referenced above.

The above described parcel of land contains seventy-two thousand five hundred twenty-nine (72,529) square feet or one and 665/1000ths (1.665) acres and is the same labeled "Parcel to be Conveyed" shown on the survey entitled "Plan of Land Owned by Ocsap Ltd.," Washington Street, Waterville, ME, dated 2/04, by K & K Land Surveyors, Inc. All iron rods called as "set" in the above description are one-half (1/2) inch rebar, capped and labeled "K & K Land Surveyors, Inc. #1132".

② M & S L S

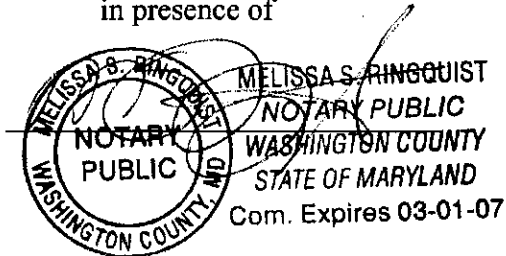
Together with and subject to those easements of record affecting the premises as set forth in a deed from Dexter Shoe Company to OCSAP LTD. dated April 25, 1985, recorded in Kennebec County Registry of Deeds at Book 2795, Page 11.

Excepting and reserving, however, from said premises that part of said Lot Seventy-Five (75) acquired by State of Maine by Condemnation dated June 13, 1961, and recorded in the Kennebec County Registry of Deeds in Book 1226, Page 442; and whatever State of Maine may have acquired by an instrument recorded in said Registry in Book 1193, Page 469; and by instrument recorded in Book 4380, Page 008.

For Grantor's source of title reference may be had to deed from Berkshire Hathaway Inc. to OCSAP LTD. dated November 8, 1993, and recorded in the Kennebec County Registry of Deeds at Book 4544, Page 67.

IN WITNESS WHEREOF, the said OCSAP LTD. has caused this instrument to be signed and sealed by the undersigned, hereunto duly authorized, this 26 day of Feb, 2004.

Signed, Sealed and Delivered  
in presence of

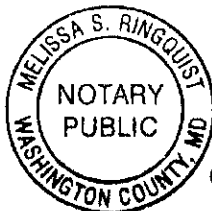


OCSAP LTD.  
By: [Signature]  
Harry W. Tierney  
Its President  
Duly authorized

STATE OF Maryland  
Washington, ss.

2-26-04, 2004

Personally appeared the above named Harry W. Tierney and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said OCSAP LTD.



Before me,  
MELISSA S. RINGQUIST  
NOTARY PUBLIC  
WASHINGTON COUNTY  
STATE OF MARYLAND  
Com. Expires 03-01-07  
[Signature]  
Attorney at Law  
Notary Public  
Printed name Melissa Ringquist  
Commission expires: 03-01-07

Received Kennebec SS.  
03/08/2004 11:06AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS